

780 000 €

Buying villa

6 rooms

Surface : 132 m<sup>2</sup>

Surface of the living : 26 m<sup>2</sup>

Surface of the land : 317 m<sup>2</sup>

Year of construction : 1970

Exposition : Sud nord

View : Mer

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

Features :

Charpente en béton, 4 faces, Jardin arboré, Chaudière à gaz, Bedroom on ground floor, Double cuisine, Sans vis à vis, 2 appartements indépendants, calm

3 bedroom

2 terraces

2 showers

2 WC

1 garage

2 parkings

Legal information

780 000 € fees included

4,00% VAT of fees paid by the buyer (750 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### Villa 927 Leucate

Located on the heights of the cliff of La Franqui, just a 5-minute walk from the beach, this 4-sided villa offers a breathtaking view of the sea and the famous Coussoules beach. Built in the style of the 70s, it has a terrazzo floor, a concrete frame and a crawl space, all on a wooded plot of 307 m<sup>2</sup>. It stands out for its unique composition in 2 apartments: On the ground floor, a 45 m<sup>2</sup> T2 apartment with terrace and direct access to the garden and the 19 m<sup>2</sup> garage. Upstairs, you will find a superb 70 m<sup>2</sup> T3 apartment with terrace offering a panoramic view of the sea. This property is ideal for investment or a primary residence with distinct living spaces and a prime location to enjoy the beauty of the coastline.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 3090 and 4240 € (reference year 2023)  
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Garantie financière : GALIAN 180 000 € - Document non contractuel - Barème des prix disponible sur notre site internet